



# CITY OF GASTONIA PUBLIC HEARING NOTICE



## NOTICE OF PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT AND REZONING REQUESTS

Notice is hereby given that the following public hearing will be held **Thursday, June 6, 2019**, at 5:30 PM, or as soon thereafter as possible, before the Gastonia Planning Commission in the City Council Chambers, 181 S. South Street, in Gastonia, North Carolina. If any of the decisions of the Planning Commission are appealed or if any of the Planning Commission's decisions are by a vote of less than a three-fourths (3/4) majority, the particular item so affected will also be heard in a public hearing at the **Tuesday, July 16, 2019**, City Council meeting at 6:00 PM or as soon thereafter as possible, in the Public Forum Room at the Gaston County Courthouse, 325 Dr. Martin Luther King Jr. Way in Gastonia. If any cases are *continued* by the Planning Commission, the City Council hearing (if necessary) for that particular item will change; whereby staff should be consulted for further details.

### File 9228

Subject hearing involves a request to consider a conditional use permit for approximately 5.47 acres. The property is zoned I-2 (General Industrial District). The subject property is located at 121 Shannon Bradley Road. The property is owned by Myrtle H. Powell.

### File 9229

Subject hearing involves a request to zone (in conjunction with annexation request File 9216) approximately 10.31 acres from RMF (Gaston County, Residential Multi-family) to RMF CD (City of Gastonia, Residential Multi-family Conditional District). The subject property is located on the south side of E. Hudson Boulevard across from Efird Street. The property is owned by C & C Investments, Cann Builders, and LL Ratchford Family LP.

### File 9230

Subject hearing involves a request to rezone approximately 2.1 acres from C-1 (Neighborhood Commercial District) and UMU (Urban Mixed Use District) to C-2 CD (Highway Commercial Conditional District). The subject property is located on the east side of S. Broad Street (412 S. Broad Street). The property is owned by Honey Properties, Inc.

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## NOTICE OF PUBLIC HEARING TO CONSIDER AMENDING THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF GASTONIA, NORTH CAROLINA

Notice is hereby given that the following public hearing will be held **Thursday, June 6, 2019**, at 5:30 PM, or as soon thereafter as possible, before the Gastonia Planning Commission in the City Council Chambers, 181 S. South Street, and on **Tuesday, June 18, 2019** at 6:00 PM, or as soon thereafter as possible, before the Gastonia City Council in the Public Forum Room at the Gaston County Courthouse, 325 Dr. Martin Luther King Jr. Way in Gastonia for the purpose of considering the following amendments to the Unified Development Ordinance of the City of Gastonia North Carolina. If any cases are *continued* by the Planning Commission, the City Council hearing date for that particular item will change; whereby staff should be consulted for further details.

### File 9249

Subject hearing involves a request to amend the Unified Development Ordinance by deleting *Subsection 5.11.2.C.5 under Procedures* and replacing *Subsection 5.18 Protest Petition with Transportation Impact Analysis* to define and provide reference to a new TIA (Transportation Impact Analysis) Policy.

### File 9250

Subject hearing involves a request to amend the Unified Development Ordinance *Chapter 2 Definitions* and *Section 7.6.5 Urban Standards Overlay* to provide provisions for redevelopment of existing large commercial sites.

### File 9251

Subject hearing involves a request to amend the Unified Development Ordinance *Section 12.8.M Nonconforming Signs and Table 12.8 Off-Premise Advertising Signs* to provide further clarification.

Maps showing the exact location of any properties described above are on file and available for viewing between the hours of 8:00 AM and 5:00 PM, Monday through Friday, in the Planning Department, second floor, Garland Municipal Business Center. All interested persons should be aware that as a result of these hearings, any change in the zoning classification of the above described properties enacted may be substantially different from that proposed. All persons having an interest in any aforesaid proposed changes to the Zoning Map of Gastonia, North Carolina, and its perimeter, are, therefore, urged to be present at these hearings. For further information, call (704) 854-6652. Individuals requiring special accommodations when attending this meeting and/or if this information is needed in an alternative format because of a disability, should contact the Human Resources Department, located in City Hall at 181 S. South Street, telephone (704-866-6786), fax (704-836-0022) or by email: [judys@cityofgastonia.com](mailto:judy@cityofgastonia.com). The Human Resources Department requests at least 72 hours' notice prior to the meeting to make the appropriate arrangements.

Pamela Goode, Chair  
Gastonia Planning Commission

Walker E. Reid, III, Mayor  
City of Gastonia

**(Ad in paper 5/26/19 and 6/2/19)**